

The Seabrook Planning and Zoning Commission met on Thursday, July 18, 2019 at 6:00 PM in special session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR (exc. absence)	MEMBER
DARRELL PICHA	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

## **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were none.

## **2.0 SPECIFIC PUBLIC HEARINGS**

### **2.1 Request for approval for the Old Seabrook Village, Section A, Final Plat.**

Chairman Gary Renola opened the public hearings at 6:01p.m.

There were no public comments on this item.

Community Development Director, Sean Landis explained to the board that the applicant is requesting the approval of a Final Plat to subdivide the property into 12 Lots, 2 Block and 6 Reserves. The owner (OSV Development LLC) wishes to construct single-family dwellings on these parcels. The property described above is located within the Old Seabrook Village PUD (Planned Unit Development). The P&Z Commission previously reviewed and approved the preliminary plat for this Section A back in February of 2018. Staff reviewed the Final Plat and finds it to be compliant with the City's Subdivision and Zoning Ordinances and Staff recommends that the Commission approve the final plat.

### **2.2 Request for approval for the Old Seabrook Village, Section B, Preliminary Plat.**

There were no public comments on this item.

Community Development Director, Sean Landis explained to the board that the applicant is requesting to subdivide the property into 39 Lots, 2 Blocks and 6 Reserves. The owner (OSV Development LLC) wishes to construct single-family dwellings on these parcels. The property

described above is located within the Old Seabrook Village PUD (Planned Unit Development). Staff has reviewed the Preliminary Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approve the preliminary plat.

**2.3 Request for approval for the Baywood Place, Preliminary Plat.**

Public comments were made by Brian Ward and Debra Harper, who both reside on Baywood Drive. Both residents had concerns of drainage, flooding issues, no sidewalks, traffic issues, and a concern for the usage of Baywood parks.

Community Development Director, Sean Landis explained to the board that there is an extension required of a public sewer line, so that is why the applicant is going thru a preliminary plat instead of a final plat. Once the sewer line is extended, the applicant will bring back the final plat to the board. The applicant is requesting to subdivide the property into 9 Lots and 1 Block. The owner (Tim Leppard) wishes to construct single-family dwellings on these parcels. Staff has reviewed the Preliminary Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approve the preliminary plat.

Chairman Renola closed the public hearings at 6:20p.m.

**3.0 NEW BUSINESS**

**3.1 Consider and take all appropriate action on the request for approval for the Old Seabrook Village, Section A, Final Plat.**

Motion made by Tracie Soich and seconded by Mike Giangrosso.

To approve the Old Seabrook Village, Section A, Final Plat.

MOTION CARRIED BY UNANIMOUS CONSENT

**3.2 Consider and take all appropriate action on the request for approval for the Old Seabrook Village, Section B, Preliminary Plat.**

Motion made by Scott Reynolds and seconded by Darrell Picha.

To approve the Old Seabrook Village, Section B, Preliminary Plat.

MOTION CARRIED BY UNANIMOUS CONSENT

**3.3 Consider and take all appropriate action on the request for approval for the Baywood Place, Preliminary Plat.**

Community Development Director, Sean Landis explained to the board that as long as a plat complies with the subdivision ordinance, the statute mandates approval of the plat.



As long as the developer complies with subdivision ordinances, the P&Z Board is mandated to approve the plat. Staff has reviewed the plat and finds it to be compliant. Once the preliminary plat has been approved, then the developer, before they can start any construction, will submit all the engineered drawings which will also include the drainage. The next step will be for City Staff to go thru the engineering to make sure it's compliant with all the other codes and ordinances and the final process is to bring the final plat back to the P&Z Board for review and approval.

Motion made by Tracie Soich and seconded by Mike Giangrosso.

To approve the Baywood Place, Preliminary Plat.

MOTION CARRIED BY UNANIMOUS CONSENT

**3.4 Consider and take all appropriate action on the creation of new zoning regulations for the C-2 and WAD zoning districts.**

Community Development Director, Sean Landis gave an update to the Board on the 86<sup>th</sup> Legislative Session, which impacted the City's authority and powers on certain things. He explained that at the state level, they preempted some of the Cities authorities to regulate construction building materials and aesthetics. This also affects the C-2 and WAD zoning districts since the City no longer has authority to create architectural standards within those districts.

No motion was needed.

**3.5 Consider and take all appropriate action on a request for a Master Sign Plan for the property located at 2800 Bayport Blvd. (McDonald's).**

Presentation made by McDonald's representatives (Nathan Billiot with Pape Dawson Engineers, Robert Flores, franchisee of the Seabrook location, Regina Killebrew with Corporate, construction manager for this location).

McDonald's request was to re-use and re-purpose their previous 80ft tall golden arch pole sign at their new location at 2800 Bayport Blvd. Once the new State Highway 146 is built, there will be an overpass going thru that location, which would limit visibility of the McDonald's building. McDonald's has currently built a compliant sign at their new location, and thru this process is requesting to extend the height of that allowance.

Per the new City sign ordinance, there are no allowances if you are adjacent to an overpass. Due to the State Highway 146 aesthetics element, Council & the P&Z Board previously agreed that the signage should not be something up above all the aesthetic improvements to the new highway.

Motion to approve McDonald's sign request was made by Scott Reynolds and seconded by Darrell Picha.

The Board discussed the request, current sign ordinance, and came to an agreement that if signage becomes problematic in the future, then they would consider looking into the economic impact once the SH146 overpass is built. The Board took a vote on the signage request and all opposed.

MOTION WAS DENIED BY UNANIMOUS CONSENT

**4.0 ROUTINE BUSINESS**

**4.1 Approve the minutes from the June 6, 2019 Special P&Z Meeting.**

Motion made by Darrell Picha and seconded by Tracie Soich.

To approve the minutes from the June 6, 2019 Special P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

**4.2 Update on the expansion of Hwy. 146.**

Sean Landis gave a brief report.

**4.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.**

Sean Landis gave a brief report.

**4.4 Establish future agenda items and meeting dates.**

- Next regular P&Z meeting will be Thursday, August 15, 2019
- Modifications to SH146 ordinance
- Amendments to the land use matrix

Motion was made by Mike Giangrosso and seconded by Scott Reynolds.

*To adjourn the July 18, 2019 Planning & Zoning meeting.*

Having no further business, the meeting adjourned at 7:14p.m.

APPROVED THIS 15th DAY OF AUGUST, 2019.

  
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Gary T. Renola, Chairman

  
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Pat Patel, Administrative Assistant